



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Antelope Valley College Theater
3041 West Avenue K
Lancaster, California 93536

Meeting Date: September 27, 2014 - Saturday

Time: 10:00 a.m.

Present:

Commissioners Shell, Louie, Pedersen, Modugno

Absent: Commissioner Valadez

Ex Officio Members:

Director of Public Works: Steve Burger, Principal Engineer

County Counsel: Elaine Lemke, Principal Deputy

Planning Director: Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Absent

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Shell representing the Third Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Shell/Louie – That the agenda for September 27, 2014 be approved.

At the direction of the Vice Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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PUBLIC HEARING

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Project Approved

5. **Project No. R2007-02733-(5). Antelope Valley Area Plan Update ("Town and Country"). Antelope Valley East, Antelope Valley West, Bouquet Canyon, Castaic Canyon, Lancaster, Leona Valley, Littlerock, Mount Gleason, Mountain Park, North Palmdale, Palmdale, Quartz Hill, San Gabriel Watershed, and Soledad Zoned Districts. a. Advance Planning No. 200700019: Antelope Valley Area Plan. To consider a comprehensive Antelope Valley Area Plan update for the unincorporated Antelope Valley, which includes an updated Land Use Policy Map, and amendments to the Los Angeles Countywide General Plan for consistency with the Antelope Valley Area Plan. b. Zone Change No. 201400009: Zoning Consistency. To consider zone changes for consistency with the Antelope Valley Area Plan. c. Advance Planning No. 201400009: Zoning Consistency. To consider amendments to Title 22 of the County Code for consistency with the Antelope Valley Area Plan. d. Environmental Assessment No. 201400201. To consider an Environmental Impact Report (EIR). An EIR has been prepared examining the potential significant environmental impacts associated with the proposed project pursuant to CEQA reporting requirements.**

Mr. Nadela presented the staff report, which included an overview of the Planning Area, a discussion on the general approach of the Plan, and a description of the outreach activities undertaken in the development of the Plan.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and move to recommend approval of the project with the changes brought forward at hearing as well as staff's recommended modifications. The changes brought forward by the Commission at the hearing were the following:

1. Change first paragraph of page I-2 to read as follows:

The purpose of the Antelope Valley Area Plan (Area Plan) is to achieve the communities' shared vision of the future through the development of specific goals, policies, land use and zoning maps, and other planning instruments. This shared vision is articulated in the Town and Country Vision Statement, which was developed by the Antelope Valley communities in various workshops in 2008. It goes:

The Antelope Valley region is a wonderful place to live, work, play, and raise a family. The Valley is a mosaic of unique small towns in which rural lifestyles are cherished.

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PUBLIC HEARING (Cont.)

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These diverse towns are unified by an extraordinary environmental setting that includes agricultural lands, natural open spaces, expansive mountain views, diverse ecological habitats, and dark night skies. The Valley's network of trails, roads, and transit link these dispersed towns to each other and to a wide offering of local-serving businesses and quality social, educational, cultural, and recreational services and facilities.

Residents, business owners, and property owners collaborate with a responsive local government to ensure that life in the Antelope Valley region will continue to be exciting, enjoyable, and rewarding. The growing population's need for additional housing and employment opportunities is balanced against the need to respect historical heritage and preserve the natural environment. Public improvements and private developments are sustainable, conserving available resources and relying on alternative energy sources, and complement the small scale of existing rural towns. A wide array of activities and opportunities for youth ensure that the Valley's high quality of life will be sustained for future generations.

2. Change Policy LU 3.1 to state:

Policy LU 3.1: Prohibit new development on fault traces and limit the amount of development in Seismic Zones through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

3. Change Policy LU 3.2 to state:

Policy LU 3.2: Limit the amount of potential development in Very High Fire Hazard Severity Zones through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

4. Change Policy LU 3.3 to state:

Policy LU 3.3: Limit the amount of potential development in Flood Zones designated by the Federal Emergency Management Agency, through appropriate

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land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

5. Change Policy LU 3.5 to state:

Policy LU 3.5: Limit the amount of potential development in landslide and liquefaction areas, through appropriate land use designations with very low residential densities, as indicated on the Land Use Policy Map (Map 2.1) of this Area Plan.

6. Change Policy COS 5.1 to state:

Policy COS 5.1: Identify and protect natural landforms and vistas with significant visual value, such as the California Poppy Preserve, by designating them as Scenic Resource Areas.

7. Change Policy COS 6.8 to state:

Policy COS 6.8: Support innovative agricultural business practices, such as agricultural tourism and farmers' cooperatives, necessary for adapting to changing economic and environmental conditions by streamlining regulations.

8. Change Policy COS 16.2 to state:

Policy COS 16.2: Maximize the use of native vegetation in landscaped areas, provided that vegetation meets all applicable requirements of the Fire Department and the Department of Public Works.

9. Change Policy COS 17.1 to state:

Policy COS 17.1: Promote green building techniques for the construction and operation of public and private buildings in the unincorporated Antelope Valley.

10. Revise the last paragraph of Subsection 3 (West EOA) of Section C (Economic Opportunity Areas) of Part II (Implementation Programs) in Chapter 8 (Plan Implementation) to state:

With the number and size of contiguous parcels owned by two property owners (Tejon Ranch Company and Bruce Burrows), a Specific Plan or similar planning activity will be required for more specific master-planning activities for these

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specific parcels. This is necessary to ensure that development in the area occurs in an orderly and sustainable way, and that the required infrastructure and public utilities are in place at a master-planned level before these new developments are established. Thus, this Area Plan specifically requires the preparation and adoption of a Specific Plan or similar planning document for these parcels before any master-planned development (as defined by this Area Plan in Chapter 1) can be approved. If a complete application for Specific Plan or similar planning document is not submitted within five years of the effective date of this Area Plan, the Department of Regional Planning may initiate a Community Plan for the West Economic Opportunity Area.

11. Add broader language in the Plan regarding SEAs and a future SEA ordinance that addresses flexibility in the review of projects based on value of resources and mitigation, and that adjustments to the SEA boundaries may be made in the future based on certain criteria.
12. Revise the SEA boundary within the West Economic Opportunity Area to follow the west Branch of the California Aqueduct and the east edge of Quail Lake on the west and the CA-138 and West EOA boundary on the south.
13. Revise SEA boundary within the Central Economic Opportunity Area to establish the Southern Pacific Railroad as the westernmost boundary.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie, Shell and Pedersen in favor and Commissioner Valadez being recorded as absent.

PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

7. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called for Review by the Commission.

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CONTINUATION OF REPORTS (Cont.)

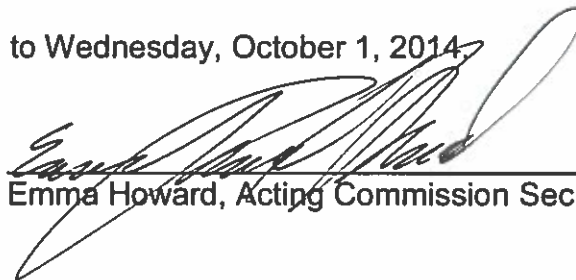
8. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 1:54 p.m. to Wednesday, October 1, 2014.


Emma Howard, Acting Commission Secretary

ATTEST

APPROVE


Laura Shell, Vice Chair


Mark Child, Deputy Director
Advance Planning Division